



Whittington Road, N22

Guide Price £400,000-£425,000

Share of Freehold

Castles

Whittington Road, N22 8YW

Castles are pleased to present this very peaceful, extended, two-double bedroom ground floor garden flat. The property consists of two bedrooms, family bathroom, dining area which leads on to the separate kitchen and reception room both with access to the rear garden which overlooks the New River, which is fully regulated with no floods and stagnation. The New River also attracts a variety of water birds and the pathways lead you to Stoke Newington reservoir and North to Hertfordshire Hills. The property is ideally located for Bowes Park British Rail and Bounds Green tube stations all within few minutes' walk and comes with the added benefit of being sold CHAIN FREE.

EPC Rating: D
Current: 59 Potential: 75

Lease: TBC
Service Charge: N/A
Ground Rent: N/A

Council Tax Band: C

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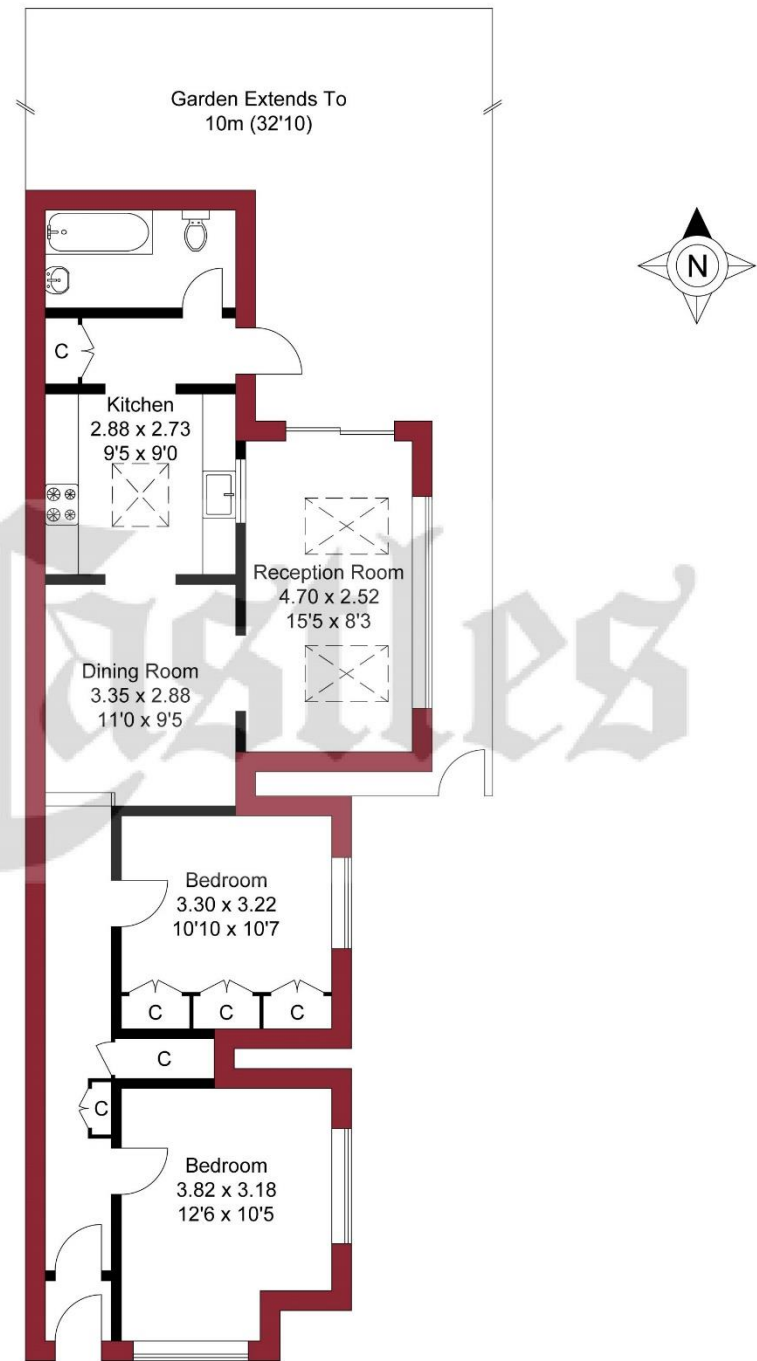
Castles

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APPROXIMATE GROSS INTERNAL AREA
70.89 sqm / 763.05 sqft



GROUND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

An overview of Bowes Park

Bowes Park is a small, vibrant village located on the outskirts of North London which has a diverse population and historic architecture. There is a diverse selection of shops, restaurants, independently- owned bars and cafes, beauty salons, sport facilities and recreational grounds. Many of the bars, restaurants and cafes can be found on the popular award winning 'High street of the Year', Myddleton Road.

History

In the latter half of the 19th century and before urbanisation Bowes Park was part of Wood Green & Tottenham and covered by woodland called Tottenham Wood, hence the original name of the area, Tottenham Wood Green. The 18 acre area was auctioned off as 'Wood-Green' in 9 separate plots on 13 August 1806 by local agent Prickett and Ellis at Garraway's Coffee house in Cornhill,London.

Housing Stock

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Bowes Park attracts many different types of property buyers and tenants, from professionals and families to first-time buyers and students. It is also very popular with buy-to-let investors. Property prices and rents reflect the predominately affluent area.

Shopping, food and drink

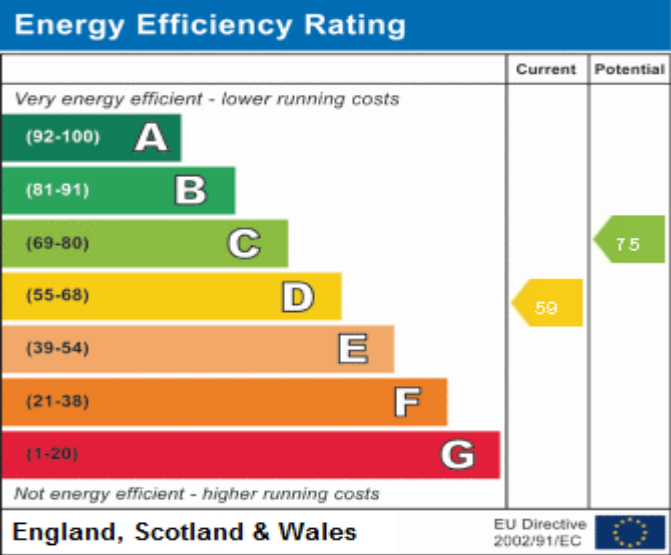
Wood Green Shopping Centre offers an array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops on Green Lanes include upmarket restaurants and supermarkets as well as numerous cafes/ coffee shops and bars spilling out onto the pavements. Whether one is looking for traditional English grub or somewhere that serves something a little more Mediterranean, there is no shortage of options, elegant restaurants, bars and pubs to suit all tastes.

Recreational Grounds & Amenities

There are plenty of open green spaces in and around the area, including Woodside Park and Alexandra Palace. Additionally there are a number of fitness centres, Tennis & Cricket clubs.

Transportation

Bowes Park has excellent transport links with Bowes Park British Rail Stations nearby as well as links to Central London via Bounds Green & Wood Green tube stations. The area is also served by popular bus routes along Green Lanes. Bus routes 34, 102, 121, 141, 232, 329, W6, W9 and the N29 all operate locally. The North Circular Road and A10 are the main trunk roads and the A111 through Southgate gives access to the M25 motorway at junction 24.



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